AGENDA

SPECIAL MEETING

TROY CITY PLAN COMMISSION

August 26, 1980

1. ROLL CALL

REGULAR BUSINESS ITEMS

2. SITE PLAN REVIEW - (Tabled Item) Proposed Fotomat Walk-in Building - North Side of Big Beaver, West of Dequindre - Section 24

3. E.D.C. PROJECT PLAN RECOMMENDATION - L.D.J. Electronics - South Side of Big SRON Mansell Nelson Ritther F.D.C. Board Beaver, East of Rochester - Section 26

ZONING BOARD OF APPEALS REPORT 1.

2. CURRENT DEVELOPMENT REPORT

3. PROPOSED REZONING (Tabled Item) - South of Long Lake, East of I-75 - Section 16 --R-1B to RM-1

- LAND USE AND ZONING STUDY Livernois Road West Frontage, Between Wattles and
 - 5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Site Plan Approval for Expansion of Special Approval Uses

POTENTIAL REGULAR MEETING AGENDA ITEMS

(September 9, 1980)

- 1. SPECIAL USE REQUEST - Proposed Automobile Repair Facility - North Side of Larchwood, West of John R - Section 26
- PROPOSED REZONING (Tabled Item) West Side of Livernois, North of Wattles -Section 16 - R-1B to P-1 or B-1
 - PROPOSED REZONING West Side of John R, South of Square Lake Section 11 -R-1C to P-1, or B-2 and R-1C to 0-1
- PROPOSED REZONING West Side of Crooks, North of Big Beaver Section 20 -

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TO:

Troy City Plan Commission

FROM:

Laurence G. Keisling, Planning Director

SUBJECT:

Special Meeting Agenda - August 26, 1980

1. ROLL CALL

REGULAR BUSINESS

2. SITE PLAN REVIEW (Tabled Item) Proposed Fotomat Walk-in Building - North Side of Big Beaver, West of Dequindre - Section 24

Action on this item was tabled following consideration at the August 12 regular meeting, in order to enable the petitioner to arrive at a specific building configuration and thus to be able to present an accurate site improvement proposal, including landscaped islands, walks, etc. The proposal is for the construction of the Fotomat Walk-in Building on the site of the Golden Gate Square Shopping Center in the northwest quadrant of the Big Beaver-Dequindre intersection. The Planning Department's proposal at the August 12 meeting involved a plan which included landscaped islands on the east and west side of the proposed building in order to effectively separate same from the adjacent parking area and drives. This plan also delineated specific parking spaces for the Fotomat building, and shabled a substantially improved site appearance, as compared to the petitioner's original proposal. The landscaped islands and the sidewalks surrounding the building would further assure that the facility could not be used for drive-up service. The plan presented at that time indicated a total area encompassing ten (10) present parking spaces. Three (3) spaces would be available between the landscaped islands and directly in front of the building, thus resulting in a net loss of seven (7) parking spaces. The petitioner has indicated that, in line with the desire of the property owner, they would attempt to develop a site plan following the same concept but occupying less area.

A revised site plan has not as yet been submitted at the time of this writing. We do expect, however, that such will be available in time for delivery in conjunction with this agenda.

Proposed Resolution:

Moved By:

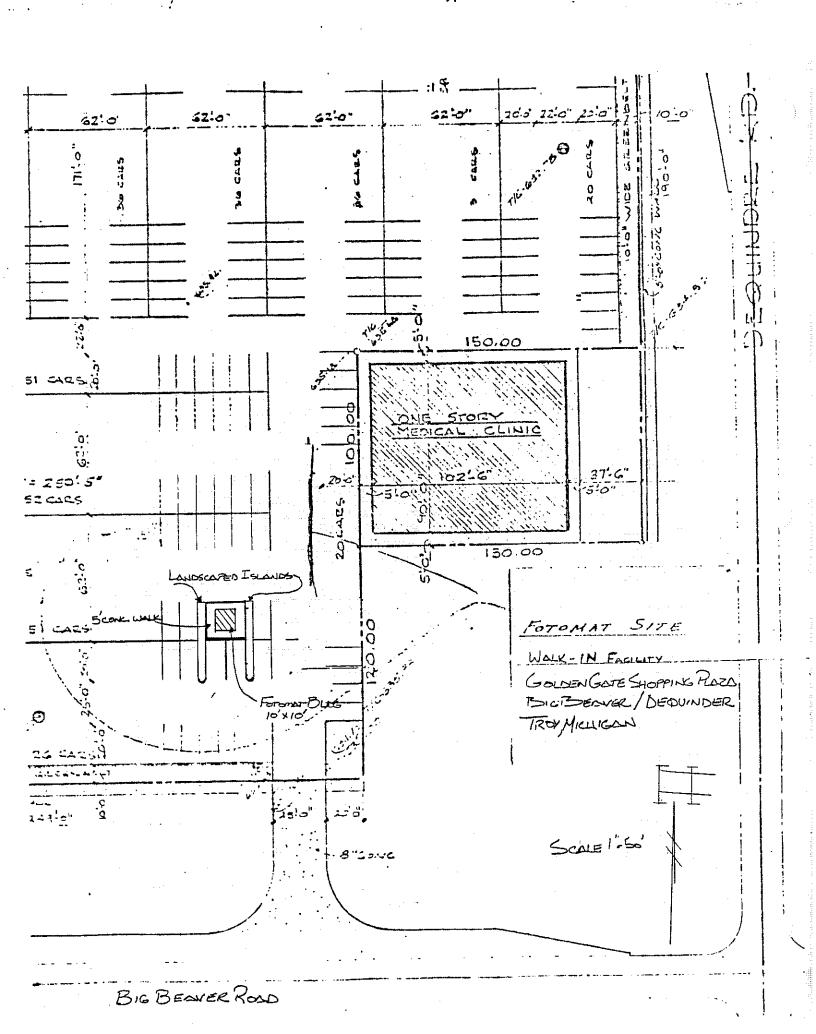
Supported By:

RESOLVED, that site plan approval, as requested for the construction of a Fotomat building not involving drive—up service on the site of the Golden Gate Square Shopping Center in the northwest quadrant of the Big Beaver—Dequindre intersection, is hereby (granted/denied).

YEAS:

NAYS:

ABSENT:



Saus 1"= 5 10'0" 5′0″ 4′3″ 5′0″ 5,0" COLC. NOLA 0 0 LANDSCAFED LSLAND WALK-IN ENTRANCE Some Some Some Some of ELOG. 5,0. Bonic -Parking AND SANGET TO LAND

GOLNENGATE SHOTTING PLAZA

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Regular Business, continued

3. E.D.C. PROJECT PLAN RECOMMENDATION - L.D.J. Electronics - South Side of Big Beaver, East of Rochester - Section 26

Early this year the City of Troy established an Economic Development Corporation, in order to enable industrial development to occur in the City under the provisions of the Economic Development Corporation's Act (P.A. 338 of 1974, as amended). Rather than go into a lengthy explanation of a relatively complex process, I have enclosed a copy of the subject Act, and an article from the Eccentric which in part gives a relatively simple explanation of the purpose and functions of the Economic Development Corporation process. I have also enclosed a six-page document prepared and distributed by the City of Sterling Heights which explains the E.D.C. process for applicants in that community. Once again, it should be noted that the City of Troy Corporation is limited to Light Industrial Projects, and thus does not get involved with commercial or office proposals.

The first project proposed for processing under Troy's E.D.C. is the L.D.J. Electronics development on a 1.6 acre net area site having approximately 357 feet of frontage on the south side of Big Beaver, east of Rochester Road. The subject site lies between the HMS Corporation property and the driveways which provide access to the Jones Trucking and Yellow Freight Lines establishments. The subject building is presently under construction, and the owner is proceeding with the recognition that funding under the E.D.C. program is not necessarily assured.

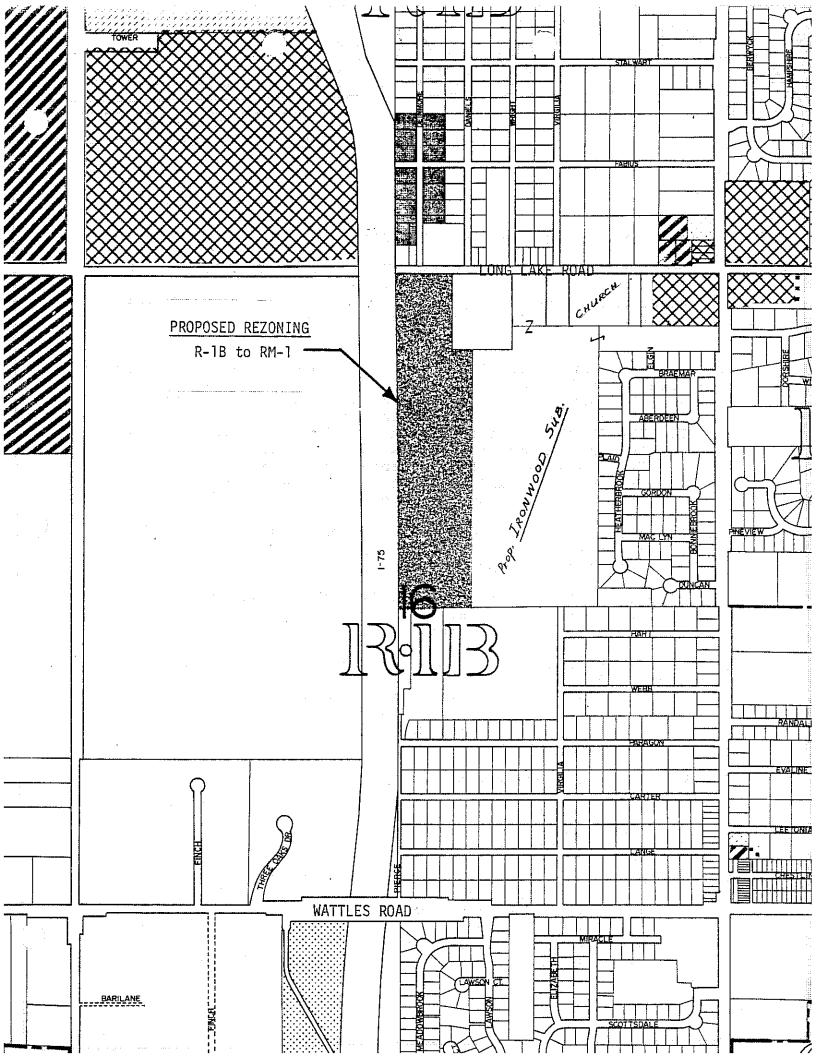
The L.D.J. Electronics project has now proceeded to the point where consideration of the "Project Plan" is necessary both by the City Plan Commission and subsequently by the City Council. The enclosed form resolution indicates the types of findings which the Plan Commission is to make in matters of this type. The enclosed "Project Plan" document reflects input by the City staff, including items such as a proposed dedication of right-of-way for the planned widening of Big Beaver Road. The Planning Department recommends adoption of a resolution in the form enclosed, which will subsequently be forwarded to the City Council for their review and similar action.

STUDY ITEMS

- 1. ZONING BOARD OF APPEALS REPORT
- 2. CURRENT DEVELOPMENT REPORT
- 3. PROPOSED REZONING (Tabled Item) South of Long Lake, East of I-75 Section 16 R-1B to RM-1

Action on this rezoning proposal was most recently tabled at your regular meeting of June 17, 1980 in order to enable the petitioner, Mr. Carlson, to prepare drawings indicating the actual type of development which he would prefer to

TO: CITY	OF TROY CITY COUNCIL
FROM: CITY	OF TROY PLAN COMMISSION
DATE:	, 19
APPF ACT,	JECT PLAN STATEMENT OF FINDINGS AND PLAN COMMISSION ROVAL, PURSUANT TO THE ECONOMIC DEVELOPMENT CORPORATIONS . P.A. 338 OF 1974, AS AMENDED, FOR LEON D. AND JUDITH A. KSCN PROJECT, TROY, OAKLAND COUNTY, MICHIGAN
	STATEMENT OF FINDINGS
The City Plan Commission finds, pursuant to Section 9 of the Economic Development Corporations Act, P. A. 338 of 1974, as amended,	
_ Economic Covelern	ment Corporations Act, P. A. 338 of 1974, as amended,
 X The Lear	n D. and Judith A. Jackson Project Plan conforms to nirements of Section 8 specifying the contents of the Plan.
necessar	included within the Project area to be acquired is by to carry out the purpose of the plan in an afficient comical manner.
1 (3) The Prop Plan.	ject does not conflict with the City Master Land Use
	ject Plan and size of the Project Area is reasonable the public interest.
	services appear to be adequate to meet the needs of cosed site within the Project Area.
are nece	ges in zoning, street levels, intersection or utilities essary to service the Project Area, apart from those in the plans for the Project:
Commiss	ject Plan as presented is acceptable to the City Plan ion and no recommendations or modifications are warranted Commission.
	APPROVAL OF PROJECT PLAN
Pursuant to Section 9 of the Economic Development Corporations Act, P.A. 338 of 1974, as amended, the City Plan Commission does hereby approve the Project Plan for Leon D. and Judith A. Jackson Project.	
I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Plan Commission of the City of Troy, County of Oakland, Michigan, at a meeting held on , 19 , and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.	
	Sacrotary



PHONE (313) 644-8800

4036 TELEGRAPH RD., SUITE 5 BLOOMFIELD HILLS, MICHIGAN 48013

June 17, 1980

TO: The City of Troy Planning Commission

OUTLINE OF FACTORS AFFECTING OUR REQUEST FOR ZONING CHANGE

Regarding approximately 34 acres in Sec. 16, City of Troy, south of Long Lake Road and adjacent to Interstate 75.

- I. Cost ratios necessary in order for a property to be developable as residential property include:
 - The value of a vacant improved lot is approximately 20% of the value of the finished product.
 - The 50-25-25 approximation used by developers and their lenders: About 50% of the value of the developed lot in Troy is spent on improvements ("hard costs"); about 25% on raw land; and about 25% on the developer's margin (out of which come "soft costs").
- Remedies to the environmental problem of the adjacent I-75:
 - Economic incentive to the buyer.
 - Architectural approach.
- III. Considerations of the probability of litigation:
 - Cost considerations.
 - Density considerations.
- Summary of reasons for not requesting non-residential Classifications:
 - Some uses not compatible with adjacent property.
 - Traffic
 - Lack of this owner's expertise in this area.
 - D. City Opposition.
- Summary of reasons for not requesting single family classifications:
 - A. Cost approach.
 - в. Marketing approach.
 - Architectural approach. C.
- Summary of reasons for not requesting medium density residential classifications:
 - Density per se is not the problem.
 - B. Architectural problems with the ordinance in general.
 - Architectural problems because of the environmental characteristics of the site.

3. Proposed Rezoning (Tabled Item) - South of Long Lake, East of I-75 - Section 16 - R-1B to RM-1 (continued)

construct on his 34 acre parcel extending south from Long Lake Road immediately east of I-75. Mr. Carlson has previously indicated that he would have materials available for your review and discussion at the August 26 Special Meeting. At the time of this writing, no materials have as yet submitted.

4. <u>LAND USE AND ZONING STUDY</u> - Livernois Road West Frontage, Between Wattles and Lange

Following a Public Hearing at your August 12 regular meeting, action was tabled on a request for the rezoning of a lot having 50.75 feet of frontage on the west side of Livernois north of Wattles, from R-1B to P-1 or B-1, in order to enable paving of same as a parking area to serve the party store on the 2-lot B-1 zoned parcel immediately to the south at the immediate Livernois-Wattles corner. This tabling action occurred in order to enable further study as to the effects of any rezoning action, both within the lot presently under consideration and in the remainder of the frontage block. At the August 12 meeting, we discussed the traffic safety benefits of the relocation to the north of the Livernois Road access drive to this site, which would be enabled through the originally requested rezoning. The petitioners then indicated additional P-1 or B-1 rezoning would enable an even greater improvement in site access and circulation.

At the Study Meeting, we would propose to discuss alternative site expansion considerations, along with the resultant effects on the remaining residentially zoned frontage extending north to Lange Street.

5. PROPOSED ZONING ORDINANCE TEXT AMENDMENT - Site Plan Approval for Expansion of Special Approval Uses

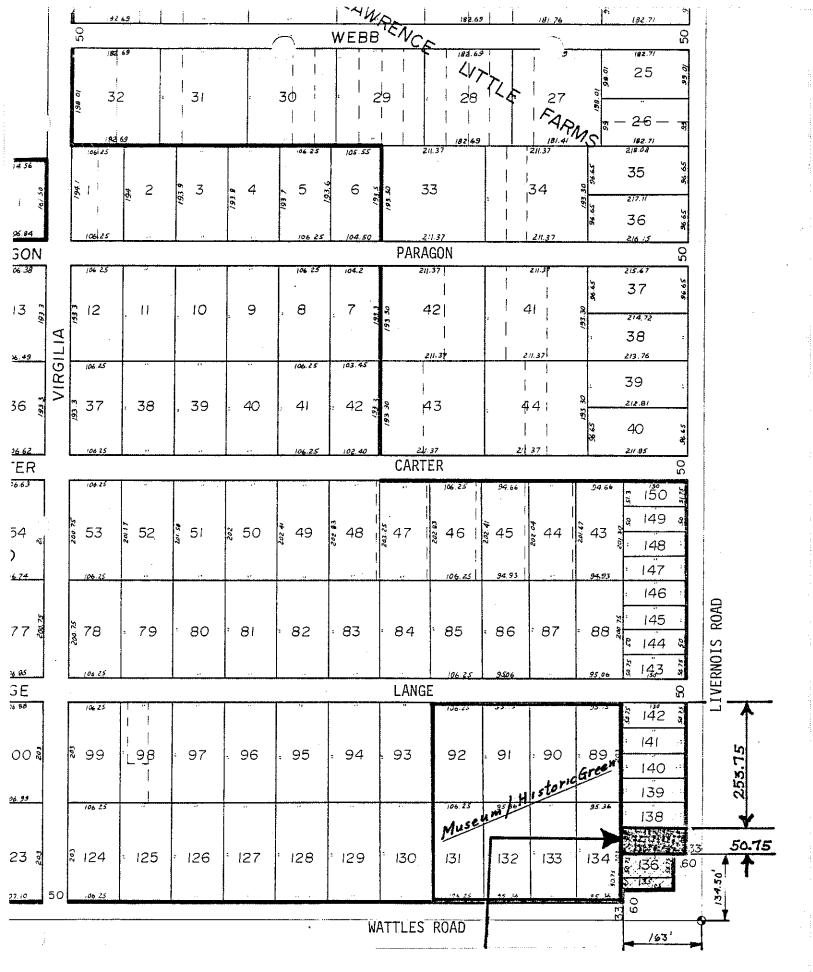
At your Study Meeting of June 3, 1980, in conjunction with a discussion of provisions for Nursery School uses in residential Districts, we presented a draft text for a series of revisions to the R-1 Districts, which should be considered as a part of the overall Zoning Ordinance Revision and Improvement Program which we are undertaking. One of the provisions included in that proposed text, as requested by some of the Commission members, would provide for Plan Commission review and approval of plans for expansion of Special Approval Uses, such as churches schools, etc. Rather than include this provision as a part of an overall Ordinance Amendment, the Chairman has asked that consideration be given to enactment of this specific provision as soon as possible.

The enclosed proposed Zoning Ordinance Text Amendment indicates a means by which such a provision could be incorporated within the present ordinance context. At the Study Meeting we will discuss the details of this proposal, and determine the direction which you wish to follow in this matter.

Respectfully submitted,

Laurence G. Keisling

Planning Director



PROPOSED REZONING
R-1B to B-1 or P-1

PROPOSED ZONING ORDINANCE TEXT AMENDMENT SITE PLAN APPROVAL FOR EXPANSION OF SPECIAL APPROVAL USES

AMEND SECTIONS 10.30.00 and 10.30.01 TO READ AS FOLLOWS:

USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

THE FOLLOWING USES SHALL BE PERMITTED IN ALL R-1A

THRU R-1E ONE FAMILY DETACHED RESIDENTIAL DISTRICTS,

SUBJECT TO THE CONDITIONS HEREINAFTER IMPOSED FOR

EACH USE, AND SUBJECT FURTHER TO THE REVIEW AND

APPROVAL OF THE PLAN COMMISSION. PLAN COMMISSION

APPROVAL OF THE SITE PLAN FOR SUCH USES IS ALSO

REQUIRED. SITE PLANS FOR THE EXPANSION OF SUCH USES,

WHICH ALSO INVOLVE THE EXPANSION OF OFF-STREET PARK
ING AND DRIVEWAY FACILITIES, SHALL ALSO BE SUBJECT TO

THE APPROVAL OF THE PLAN COMMISSION.

10.30.01 CHURCHES AND OTHER FACILITIES NORMALLY INCIDENTAL THERETO, SUBJECT TO THE FOLLOWING CONDITIONS:

- (A) BUILDINGS OF GREATER THAN THE MAXIMUM HEIGHT
 ALLOWED IN ARTICLE XXX, "SCHEDULE OF REGULATIONS",
 MAY BE ALLOWED PROVIDED THAT THE FRONT, SIDE AND
 REAR YARDS ARE INCREASED ONE (1) FOOT FOR EACH
 FOOT OF BUILDING HEIGHT WHICH EXCEEDS THE MAXIMUM HEIGHT ALLOWED.
- (B) FRONT, SIDE AND REAR YARD SETBACKS SHALL BE A MINIMUM OF FIFTY (50) FEET.
- (C) THE SITE SHALL BE SO LOCATED AS TO HAVE AT LEAST ONE (1) PROPERTY LINE ABUTTING A MAJOR THOROUGH-FARE OF NOT LESS THAN ONE HUNDRED TWENTY (120) FEET OF RIGHT-OF-WAY WIDTH, EXISTING OR PROPOSED, AND ALL INGRESS AND EGRESS TO THE SITE SHALL BE DIRECTLY ONTO SUCH MAJOR THOROUGHFARE OR A MARGINAL ACCESS SERVICE DRIVE THEREOF.
- (D) PARKING SHALL NOT BE PERMITTED IN THE REQUIRED

 YARDS ADJACENT TO ANY PUBLIC STREET. AND SAID

 YARDS SHALL BE MAINTAINED AS LANDSCAPED OPEN SPACE.
- (E) WHENEVER THE OFF-STREET PARKING IS ADJACENT TO LAND ZONED FOR RESIDENTIAL PURPOSES, A CONTINUOUS OBSCURING WALL FOUR (4) FEET SIX (6) INCHES IN HEIGHT SHALL BE PROVIDED ALONG THE SIDES OF THE PARKING AREA ADJACENT TO THE RESIDENTIALLY ZONED LAND. THE WALL SHALL BE SUBJECT TO THE PROVISIONS OF ARTICLE XXXIX, ENVIRONMENTAL PROVISIONS.

